

COMMUNITY DEVELOPMENT UPDATE

#2 for 2010

June 2010



To:

- Mayor and City Council
- Planning and Zoning Commission
- Historic Preservation Commission
- Housing Commission
- Board of Adjustment
- Water Conservation Advisory Committee
- Tim Ernster, City Manager
- Alison Zelms, Assistant City Manager
- Department Heads
- Community Development Department

Inside this issue:

City Council	1-2
Planning & Zoning Commission	1-2
Water Conservation	3
Housing Commission	3
Sedona Main Street Program	3
Historic Preservation Commission	3
Building Permit/Const Activity	4
Long-Range Planning	5
Proactive Vacation Rental	5
Misc.. /Code Enforcement	6

City Council

March 23, 2010

- Formal kick-off of the citywide update to the Sedona Community Plan. **(Approved)**
- Zoning Time Extension request for the La Tierra Plaza office complex and the Adobe Lodge. **(Approved)**
- Zoning Time Extension request for the expansion of the Red Rock Lodge. **(Approved)**

May 11, 2010

- Discussion/recommendations regarding Wastewater Effluent Dis-

posal and Land Use Task Force (WEDLU) Final Report.

- Presentation/discussion on a status report on the Arizona Centennial 2012 in Sedona by the Historic Preservation Commission.

May 25, 2010

- Consideration of a Final Plat for Vista Montana, Tract 5, a proposed 3-unit single-family residential town home development. **(Approved)**

Planning & Zoning Commission

April 6, 2010

- Development Review and Subdivision consideration for the proposed Centrum project consisting of 11,400 square feet of commercial space and eight residential condominium units all located on 2.4 acres along the east side of Sunset Drive. **(Continued)**
- Consideration of proposed revisions to the adopted Sedona Area Landscape Plant List. **(Recommended approval)**

April 20, 2010

- Discussion regarding the update of the Sedona Community Plan.

May 4, 2010

- Consideration of a conditional use permit for the continued operation

of the Farmer's Market at the Sedona Airport. **(Approved)**



- Development Review and Subdivision consideration for the proposed Centrum project consisting of 11,400 square feet of commercial space and eight residential condominium units all located on 2.4 acres along the east side of Sunset Drive. **(Approved)**
- Presentation by a Northern Arizona University Public Planning class. **(No action)**

(Continued on page 2)

City Council (continued)

(Continued from page #1)

June 8, 2010

- Consideration of the formation of a citizens advisory committee and approval of a general organizational structure for the Community Plan update and appointment of Council members to make recommendations to the full Council on committee appointments. **(Approved)**

July 13, 2010

- Discussion/possible action regarding proposed revisions to Article 10 of the Land Development Code: Design Review Manual, Chapter 7.0, Appendix A: Sedona Area Landscape Plant List.
- Consideration of a Time Extension request relating to a previous rezoning approval for the Falls at Oak Creek project to be located along SR 179.

Planning & Zoning Commission (continued)

May 18, 2010

- Discussion regarding the update of the Sedona Community Plan.

June 1, 2010

- Consideration of a Time Extension request relating to a previous rezoning approval and development review approval for the Falls at Oak Creek project to be located along SR 179. **(Recommended approval)**
- Discussion regarding the update of the Sedona Community Plan.

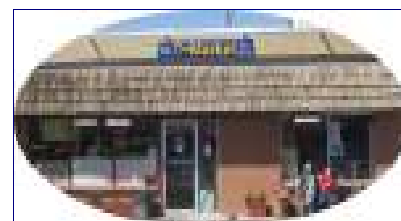
July 6, 2010

- Conditional use permit for a small farmer's market and jeep tour staging area for "A Day in the West" jeep tour company located on SR 179 opposite Portal Lane.
- Renewal of a conditional use permit for the Sedona Charter School located on Kachina Drive.



August 3, 2010

- Development Review consideration for the demolition of the existing C-Market building in uptown and the construction of a new retail building.



Historic Preservation Commission

- The Commission co-hosted two Open Houses on May 20th to celebrate National Historic Preservation month in May. Included in the tour were the Doodlebug Ranch House and the Ralph Block House, both designated historic landmarks. Over 100 people attended each open house.
- The Commission will be actively participating in Sedona's celebration of the Arizona Centennial.



Arizona Centennial

Water Conservation Advisory Committee

- The Committee held the Water Wise Education Day on April 29th for approximately 100 fourth grade West Sedona School and Big Park students. The students rotated between stations focusing on understanding the water cycle, water sources, storm water, wastewater and conservation and recycling awareness.



Housing Commission

- The City has received four Accessory Dwelling Unit (ADU) permit applications since the new ADU ordinance became effective on February 11th. Three of the applications were for existing illegal ADUs and one was for a new ADU. The ADU in the photo is an existing one-bedroom unit just under 800 square feet and is located within a contemporary 3,081 sq. ft. house. The house and ADU were designed to promote energy efficiency and uses renewable materials as a commitment to sustainability.
- The Commission completed a brochure for the recently adopted Accessory Dwelling Unit ordinance.



Sedona Main Street Program

- Created and distributed "Street Talk" newsletter.
- Submitted two Arizona Main Street Grant applications for Main Street banners for pedestrian light poles along SR 179 and the Historical/Interpretive Plaque and Walking Path project connecting SR 179/89A.
- Awarded Arizona Main Street Grant for the light pole banner project.
- Working with City staff on outside display and signage issues in the Uptown shopping district.
- Hosted Community Social and Annual Main Street Program membership meeting on May 20th.
- Promotion and planning is underway for the National Day of the Cowboy Celebration in Uptown on July 24th.

Building Permit/Construction Activity

March 2010

- Received one, new single-family residential building permit application.
- Issued building permits for two, new single-family residences.
- Received building permit applications for numerous new porches and decks at the L'Auberge Resort.
- Conducted final inspections of several new cabins at the L'Auberge Resort. (see below)



- March building permit fees collected = \$13,862.
- March development impact fees collected = \$19,542.

April 2010

- Received three, new single-family residential building permit applications.
- Issued building permits for two, new single-family residences.
- Received a building permit application for a large solar panel farm at the Sedona Red Rock High School.
- Issued several building permits for new porch and deck structures at L'Auberge Resort.
- April building permit fees collected = \$19,295.
- April development impact fees collected = \$19,542.

May 2010

- Received one, new single-family residential building permit application.
- Issued no single-family residential building permits.

- Received a building permit application for a new restaurant at the Sedona Airport that would replace the existing restaurant building.
- Conducted final inspections for several new cabins at the L'Auberge Resort.
- May building permit fees collected = \$17,834.
- May development impact fees collected = \$2,575.

Status of Ongoing Construction Projects

- Construction is nearing completion on the Kentucky Fried Chicken/Taco Bell Restaurant located along SR 89A in West Sedona. However, the owner has filed Chapter 11 bankruptcy and it is anticipated that the project will not be completed until the fall.
- Construction has been completed on some and continues on various projects, including the performing arts center, at the Sedona Red Rock High School and the West Sedona School.



(Artist rendering of the performing arts center.)

- Construction continues on the remodel of an existing commercial building located at the northwest corner of SR 179 and Schnebly Hill Road.
- Construction is nearing completion on the redevelopment of the L'Auberge Resort.
- Construction is nearing completion on the remodeling of the former Laughing Coyote building.

Long- Range Planning

City Wide Community Plan Update

- The City Council formally initiated the update process at their March 23rd meeting.
- Continued refinement of draft work program for the Update.
- Formation of four Working Teams consisting of Planning and Zoning Commission members. These teams include Community Plan Format, Public Participation, Redevelopment and Sustainability and have held a total of 26 meetings.
- Staff has presented an overview of the Update to 14 different local organizations as of June 15th.
- Staff conducted three issue identification meetings with the public in May.

Pro-Active residential “Vacation Rental” Enforcement

- March 4, 2010 criminal trial: City of Sedona v. Lori Zeltwanger. Sedona Magistrate Court found on March 9, 2010 guilty of two counts of violation of the vacation rental code.
- Accessory Dwelling Unit (ADU) at 2585 Sunshine Drive applied for an ADU permit on March 4, 2010. **Enforcement case closed.**
- Pro-active vacation rental at 71 Cypress Court no longer advertising on the Internet. **Case closed.**
- Charges filed on 405 Panorama Blvd for illegal B&B operation and advertising less than 30-day rental. **Pending a Magistrate Court date.**
- Complaint on 20 Longview Drive regarding short-term rental was issued a notice of violation on March 15, 2010.
- Citizen complaint at 729 Brewer Road investigated and issued a notice of violation for less than 30-day rental use. Owner signed acknowledgement agreement. **Case Closed**
- 136 Coronado Trail is once again violating the advertising code for short term rentals. New criminal charges have been filed in Magistrate Court.
- 30 Brims Mesa Drive investigated on VRBO.COM and sent 15 day NOV for advertising on the Internet for less than 30 days.

- Sixty-five (65) listing under HomeAway.com investigated, Twenty-one sites were in the City limits, five sites were issued NOV's, four sites are now in compliance, one site pending further action. ***Note: Forty-four (44) sites listed as Sedona were not in the City limits.***
- 405 Saddlerock Drive investigated on VRBO.COM and sent 15 day NOV for advertising on the Internet for less than 30 days.
- 40 Santa Susana Lane investigated on VRBO.COM and sent 15 day NOV for advertising on the Internet for less than 30 days.
- 325 Navahopi investigated on VRBO.COM and sent 15 day NOV for advertising on the Internet for less than 30 days. Owner has signed letter of acknowledgement. **Case closed.**
- 80 Cathedral Lane has removed weekly Internet listing; property is for sale and no longer violating the less than 30-day vacation rental advertising code. **Case closed.**
- On May 15, 2010 Yavapai County Superior Court granted summary judgment to the City of Sedona on a civil case filed by Sedona Grand LLC regarding a vacation rental located at 20 Jasper Court. This lawsuit was first filed in September 2008.
- 100 Carol Canyon was issued an ADU permit on May 12, 2010. **Case closed.**
- 555 Norbie Road Attorney responded regarding property owner has discontinued advertising less than 30-day rental. **Case closed.**
- 535 Saddlerock Drive signed acknowledgment letter and modified Internet listing. **Case closed**

Other Code Enforcement Issues

Pro-Active commercial enforcement

- One hundred forty seven businesses notified regarding the SR 179 sign enforcement deadline of May 1, 2010.
- All business signs within the SR 179 HWY construction corridor are now in compliance with the Sedona sign code. **(147 compliance cases)**
- Grand total of 101 illegal signs removed from the SR 89a and SR 179 rights of way for the month of May.

Continued on Page 6

Continued from Page 5

Complaints

- Two hundred twenty eight enforcement inspections were conducted in March.
- Two hundred eight seven enforcement inspections were conducted in April.
- Two hundred twenty six enforcement inspections were conducted in May.

General

- April 1, 2010 presented information on vacation rental enforcement activity to the Sedona Board of Realtors.
- April 6, 2010 meeting with Sedona Main Street program regarding pro-active outside display program.
- Through a coordinated effort with the Sedona Police Department's Animal Control Officer, Coconino County Health Department Officers and Sedona Code Enforcement staff, a public nuisance regarding excessive rat breeding and hoarding in a Sedona neighborhood was abated. Efforts are continuing to address the remaining code violations.

Film Permits

- Discussions with the Travel Channel on a potential reality show TV shoot.

Night Lighting Issues

- Walgreen's issued notice to correct outdoor lighting on the RedBox video vending machine.

Temporary Use Permits/Special Events

- Working with the Sedona Humane Society on a "Ride for Animals" event.
- Working on the 2nd annual Coffee Pot Turkey Trot 5k race and fun run scheduled for November 25, 2010 at the Sedona Posse Grounds Park.

Miscellaneous

- The Community Development Director continues his involvement with the Sedona-Oak Creek Unified School District Oversight Committee. The proposed new District offices on Brewer Road are moving through conceptual design.
- Staff is working with the Parks and Recreation Department on proposed changes to the Jack Jameson Memorial Park.
- Staff is beginning research on a possible turnback of SR 89A.
- Staff has had the following discussions with proponents of the following potential development projects (Note: those proposals marked with a * are most likely to move forward):
 - Discussion regarding the possible redevelopment of the Biddle's property in West Sedona.
 - Discussion regarding the installation of photo voltaic solar electrical systems at various existing Oak Creek Water Company facilities.*
 - Discussion regarding the future development of the Preserve at Oak Creek property with large residential lots and a six-unit bed and breakfast use.
 - Discussion regarding a possible grocery store and retail development on property near Brewer Road along the south side of SR 89A.
 - Several discussions regarding possible uses for the former Real Estate Central Building (seen below) on SR 89A.



- Discussion regarding a community center and amphitheater on property near Brewer Road along the south side of SR 89A
- Discussion regarding possible time extension applications for Paul Galloway's Nirvana mixed use project and Pinon Drive mixed use project.*
- Discussion regarding possible expansion of the Lodge at Sedona bed and breakfast.